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Financial REAL ESTATE LOANS 82 Financial REAL ESTATE LOANS 82

CASH AVAILABLE TODAY

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Sample Payments on 2nds \$1000 \$21.25 per mo. \$2000 \$42.50 per mo. \$3000 \$63.75 per mo. \$4000 \$85.00 per mo.

PAID IN FULL! NO BALLOON PAYMENT

We Come to Your Home Aames Mortgage Co.

FR 9-2131

(24 hour Exchange Service)

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Do Our 1st and 2nd Real Estate Loans Cost Less?

BECAUSE

- NO.....APPRAISAL FEE! NO.....PREPAYMENT PENALTY! NO.....BALLOON PAYMENT!

5-Year Seconds!

We Come to Your Home COMBINE YOUR BILLS BORROW \$500 TO \$5000

We Also Buy Seconds Sterling Finance Co.

DA 3-1070

ONE OF THE OLDEST INDEPENDENT MORTGAGE BANKERS In Southern California

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REAL ESTATE LOANS

EASY TO OBTAIN \$500 and Up

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Assured Bond & Mtg. Co.

501 EAST COMPTON BOULEVARD NE 8-7777 COMPTON

LOANS

Fast 1st, 2nd Trust Deeds LOW MONTHLY PAYMENTS

There must be a reason - Why more people come to Early Home Loan for their real estate loans - perhaps it's because we have the best terms or maybe they know they'll get their money faster - or possibly they have been recommended to us because of our friendly confidential service.

FR. 5-8591

Borrow With Confidence

EARLY HOME LOANS 1813 1/2 S. Catalina Ave., Redondo Beach

Employment EMPLOYMENT OFFERED Men and/or Women 68

All jobs within 7 miles FEMALE PERSONNEL CLK.-A-1 typist BOOKKEEPERS (2) with NCR FILE Clerk-Numerical & PEX PAYROLL & accounting clerks FACTORY TRAINERS (15-40) TYPISTS & General Office STENOGRAPHERS

NO FEE ON THESE GENERAL OPC-Type 55-60 ACCOUNTING CLK-Type 45-60 IBM KEYPUNCH

TEMPORARY SERVICE NEEDS STENOGRAPHERS AND TYPISTS WORK FOR US ABSOLUTELY NO FEE!

MANY, MANY MORE JOBS B.E.S. AGENCY 422 S. Pac. Ct. Hwy., Redondo

GROCERY CHECKERS Earn up to \$148 week

SOUTH BAY TRADE SCHOOL 1611 HAWTHORNE BLVD. LAWRENCE FR 6-9413

Business Opportunities

BUSINESSES For Sale or Lease 70

NEW BUILDING with off street front parking, located across Plaza shopping center, 1527 West Carson. Owner will move interior partitioning to suit. Ideal for beauty shop, dentist office, doctor's office, etc.

EMPLOYMENT AGENCY- Established clientele growing section Orange County. Ideal for man and wife, or partnership. Owner has other interests. Write Box 188, Torrance Herald, 1619 Gramercy.

ZONED C-2 Business or professional use, with or without rear 2-bedroom house. South Bay area. FA 8-1532.

CASH TODAY For 1st and 2nd Trust Deeds. New loans at low monthly payments. Quick, courteous service. Call anytime. Plymouth 4-2879 PETERSEN COMPANY 9130 S. Vermont, L.A. 44

Real Estate HOMES FOR SALE 90

REALTOR-An active member of a local Real Estate Board which is a constituent member of the National Association of Real Estate Boards (in California Real Estate Association) and who is bound by its rules and adheres to its CODE of ethics.

TORRANCE-LIMITA BOARD OF REALTORS, INC. President - Leo Dawson Vice President - Del Wright Secretary - Irene Forest Treasurer - Don Huston Exec. Secretary - Forest Byrner

BAKER EXCEPTIONALLY NICE - 3 bedroom, near schools, shopping and transportation. Fine quality carpeting, drapes, pull-down bath. Beautifully landscaped yard. Corner lot. Priced right at \$17,900 with \$3000 down.

EXCELLENT BUSINESS LOCATION-With small 2 bedroom home. Room to build in rear. \$6000 down.

CUTE 1 BEDROOM. Well constructed older home in Lomita. Partly furnished. Perfect for couple. \$10,000. Easy terms.

ROOM TO BUILD on this R-3 lot near town. Has 2 bedroom unit on rear, over large 2 car garage. Submit.

ONLY \$14,500 for this newly decorated 3 bedroom. Separate dining room. Nice carpeting. 2 car detached garage. On 50x125 R-3 lot.

2 STORY - 2 bedroom and den. 1 1/2 baths. All large rooms. Good sized lot for pool. G.I. resale. Submit on price and down. Owner anxious.

VERY CLEAN 2 bedroom and den. Carpeting, large kitchen with eating area. Good floor plan. Well landscaped yard. Within walking distance to town. Only \$16,500.

Realtor 1222 Crenshaw Blvd., Torrance FA 8-7706

ENJOY COMFORTABLE LIVING in this 2 bedroom and den home. 2x30 paneled den with large fireplace and bar. Open beam ceiling, wall to wall carpeting, bamboo drapes. Neat fenced yard. Desirable area with desirable price. \$17,500. Free 1000 down. Realtor, FA 8-5949.

Open House Sat. & Sun. - 1-5 159 W. 225th St. 3 bedroom, G.I. resale. Wall to wall carpeting, block wall fenced, double garage. Good location. Try 1000 down. Owner anxious! Agent TE 5-7247

Real Estate HOMES FOR SALE 90

VAUGHN REAL ESTATE R-2 Property Lot 50' x 185'

The Los Angeles Strip area, has an excellent 2 bedroom, hardwood floors, double detached garage, has plenty of room for an additional driveway to the back of the lot in order to build another nice 3 bedroom home. Is in walking distance to super market, bus, and grade school. Has \$3190 FHA loan of record payable \$74.22 per month including taxes and insurance, and the price is only \$12,250. A good buy!

R-2 Lot in The County Lot 52' x 387'

In a nice section of Lomita near 101 Highway has a guest older 2 bedroom house, nice heater, large double garage. Could easily build two duplexes on this property for rentals. The location is ideal to super markets, bus service, schools, and the price is only \$21,500 and is being handled with \$3500 down.

R-3 Property Lot 100' x 140'

Located in a good section of Torrance where rentals would be in demand. I am sure you could build 20 units on this property upstairs and downstairs. This price is \$24,000 and can be handled with terms.

Eight Units \$465 per Month Income Will take 2 or 3 bedroom home \$1100 per month as part down payment and owner will carry back 1st trust. Property located for rentals. Rent could easily be increased to \$500 per month. Located in Lomita.

DEL VAUGHN, Realtor 2018 West Carson St. FA 8-9480 Josephine Kelly FA 6-0160

Newly Painted 2 bedroom near Western on large R-3 lot. Room for extra units. Full price \$18,000 with \$2000 down.

3 Bedroom & Den Near School With open beam ceiling, 1 1/2 bath, kitchen with breakfast bar, sliding glass wall to block fenced rear yard. Only \$18,350. You should see this.

2 On A Lot 2 Bedroom Each 1/2 block to new shopping center. C-2 zoning, income \$170 per month. Monthly payments \$100 per month with \$4000 down.

3 Bedroom Corner Lot Complete with fireplace. Has very nice Bar-B-Q and patio. Existing \$11,000 5% loan. Submit your down payment. \$15,500.

Duplex 2 bedrooms each, large lot partly furnished. Close to West ern. Low down payment. Full price \$18,950.

Roy Shaw Realtor 1303-05 W. Pacific Coast Hwy. DA 6-3461 Between Western and Normandie

★ G.I.'s ★ NO DOWN (Costs Only) W. WAR II VETS Your G.I. Loan Stops July, 1960 Use - Don't Lose This valuable benefit

Call us today about our 2 & 3 bedrooms in Torrance, Wilmington, Gardena. Payments less than rent. Includes taxes and insurance.

May L. Arant Realtor-Since 1948 PL 3-4211 If No Answer, Call DA 9-5553 or OR 4-5595

\$495 DOWN 3 BEDROOMS-VACANT FULL PRICE \$13,950 This lovely home is located west of Hawthorne Blvd. and north of 190th St. It features large kitchen, patio, fenced yard, service porch, patio, fenced yard, lot 50x150 and many other features. For appointment to see, call FR 6-0477 DA 4-4995

Discriminating Buyer 3 bedrooms, 2 1/2 baths. This home has everything you are looking for! Full dining room, fireplace, wall to wall carpeting, drapes. Must be seen to be appreciated. Choice Torrance location. Try \$2500 down.

Agent TE 5-7247 AT COST Going North and overbuilt see MUST SACRIFICE Custom 3 bedroom, 2 bath home. Perfectly decorated with dream kitchen. Consider trust deed or 7% part down. DA 6-7268

\$2000 DOWN Near Del Amo shopping center Torrance stucco, corner. Quick possession. STAN ANDERSON 2902 W. COMPTON BLVD. GARDENA DA 3-5034 Anytime

\$13,000 - 2 BEDROOM Double garage. Room for second home. \$19,950. At low as \$700 down. FR 5-1198, FR 6-0556 Evenings FR 5-9704.

Real Estate HOMES FOR SALE 90

A Nice 3 Bedroom In North Torrance Can be handled with \$2000 down, take over a new loan of \$10,500, and the price is \$18,000. Owner is ready to carry back a second trust deed for the balance. Has 3 bedrooms, hardwood floors, beautiful back yard, completely fenced with concrete block fence, has covered patio, ideally located to industry.

3 Bedroom in South Torrance The price is only \$15,500. Owner will consider \$3000 down. This is an excellent 3 bedroom in good location. Has double garage, back yard fenced, and owner is anxious to sell. Let us show you this property at once.

Price Has Just Been Reduced \$2000 for Quick Sale A beauty it is! Near the Torrance High School, ideally located to downtown Torrance. Has large separate dining room, wall to wall carpeting, living room, fireplace, large bedrooms, separate service porch, fully finished garage on alley. The price is \$18,950.

M-1 Property Has an old 3 bedroom house and double garage. Would be ideal for machine shop or light manufacturing. Could be handled with \$8000 down, lot 100x150. Property on Figueroa Ave.-priced \$22,500.

Southwood Home \$2500 Down G.I. resale, in excellent condition, near Broadway and Del Amo shopping area. 3 bedrooms. Property is a real buy at \$18,750.

Evenings Helen Greninger FA 8-4915

3 Bedroom On Large Lot Near Torrance Blvd. and Strp. Hardwood floors with wall to wall carpeting. \$14,250 only \$2000 down.

3 Bedroom Near Carson & Main New beautiful detached garage, carpeting, in excellent condition throughout. FHA financing. \$14,250.

Good Income Low Price 4 units, 2 bedrooms each in 1 1/2 story home. Has large floors, disposals, stucco exteriors. \$21,500. Try \$5000 down.

South Shores New 3 bedroom and family room home, fully landscaped with outside lighting on timer clock. Quality construction. Located on corner lot in most exclusive area in South Shores overlooking Pacific Ocean. \$32,500.

4 Large Lots \$5000 down, owner will subordinate on balance. \$30,000 full price. Open 9 A.M. to 8 P.M.

NORTH TORRANCE BIG BEDROOMS We finally listed a house that has immense bedrooms with double wardrobe closets in each room. 3 bedrooms, 2 baths, covered patio, TV jacks, thermostat, family kitchen and exceptionally clean. Only \$19,450. Submit your down.

ANXIOUS 4 BEDROOMS \$16,000 Waltera special with 3 car garage and loads of brick work. Fresh, immaculate patio, wired 220. And carpets.

SOUTH WOOD TRY \$1,000 DOWN Immaculate 3 bedroom, 2 bath home with large G.I. loan at 4 1/2%. Not a vet or Vets can assume loan.

4 1/2% LOAN IMMEDIATE POSSESSION Southwest Park. Take over G.I. loan of \$11,400 at 4 1/2%. \$35 per month. Includes taxes and insurance. Priced to sell quickly.

SANDS REALTY 20327 HAWTHORNE BLVD. TORRANCE FR 6-0448 24 Hr. Service

\$995 DOWN 3 BEDROOMS-2 BATHS G.I. RESALE 4 1/2% This exceptional home is located west of Hawthorne Blvd. It features wall to wall carpeting, custom drapes, living room, open kitchen with built-in breakfast bar, disposal, large wardrobe closets, hardwood floors, double garage, covered patio, block wall fence. Nicely landscaped and many other features. For appointment to see, call FR 6-0477 DA 4-4995

SPARKLING NEW OCEAN: "Built for You" 3 bedrooms, 1 1/2 baths, fireplace. All built-ins. Shake roof, siding. Everything! See and you will buy West on Torrance Blvd. to Prospect, north to sign at Paulina Ave. From \$19,950. At low as \$700 down. FR 5-1198, FR 6-0556 Evenings FR 5-9704.

Real Estate HOMES FOR SALE 90

Ocean View Pool 2 Bedroom and den and rumpus-lanal, cozy home, 2 fireplaces, sliding glass doors open onto sundeck, pool, covered patio. Glass enclosed. Tropical plants, lush grounds. \$19,500.

\$700 Down Here is a lot of home for only \$18,750. 3 bedrooms, 1 1/2 bath, block wall fence, sprinklers and covered patio.

\$750 Down A real sharp 2 bedroom home, has new carpet, new water heater, oversized terrace. One of the best buys we have, also FHA loan available. Only \$11,950.

\$995 Down This is an immaculate 2 bedroom home with hardwood floors, large 2 car garage, and fenced yard. Full price \$18,500.

\$1000 Down 2 bedroom, near Harbor General. Has hardwood floors, fenced yard. Only \$9950.

Top of Hill Would you like a nice 3 bedroom home with hardwood floors and fenced yard. Only \$13,500, terms.

Victoria Terrace 3 bedroom and family room. Approximately 1600 sq. ft. of living space. Wood paneling, 2 fireplaces, fenced yard, patio and sprinklers. Full price \$19,500. Terms.

Torrance Gardens This you must see! An immaculate 3 bedroom home with wall to wall carpeting and drapes, 2 car detached garage and large lot. Full price only \$18,500 with \$2500 down.

Choice Southwood 3 bedroom, 1 1/2 bath, wall to wall carpeting, custom drapes, ideal kitchen, natural cabinetry, TV jacks, wood paneling, 14x18 covered patio. Imagine all this and only \$17,500 with \$2000 down.

1-2-3-4 Bedrooms Lots of room in this 4 bedroom, 1 1/2 bath spacious home built by TV jacks, wood paneling and a dream kitchen. 50 gallon water heater, large patio, full bathroom, living room, Sears-Broadway. Good buy at \$20,500.

Vacant-S. Redondo Move right in this 3 bedroom charming home, large yard, 165 ft. deep. Oversized deck, detached garage with 2x10 workroom, cubbed block wall in rear, only \$2000 down.

Lovely Neighborhood For a large family with comfort and gracious living in built-in range and oven, wall to wall carpet, drapes, natural cabinets, covered patio, double garage. Priced \$23,500.

Near Downtown This 3 bedroom home has been newly redecorated inside and out. Ride of ownership here. Beautifully landscaped, convenient distance to downtown Torrance. Only \$16,500. FHA terms.

Something Different In Southwood, 3 bedrooms plus living 600 sq. ft. den, opening to a 400 sq. ft. patio, 1 1/2 baths, total 1800 sq. feet. Built-in range and oven, wall to wall carpet, drapes, stone planters, newly decorated. Luxury at a low price.

For a large family 3 bedrooms and family room, fireplace, built ins, forced air heating, large living room. What a home! Inspect this one. Only \$21,000. Submit on down payment.

Near College 4 bedrooms, 1 1/2 baths, newly painted inside and out. Near the South Bay Shopping Center, walking distance to kindergarten, high school. Only \$18,500. G.I. loan, \$3000 down.

South Torrance 3 bedrooms, G.I. resale, hardwood floors, 1 1/2 baths, central air conditioning, 2 car living room. Detached garage near school and shopping. Payments \$125 per month including taxes and insurance. Only \$8,900.

Civic Center-Pool 3 bedroom, 2 bath, large family room, patio, spacious kitchen, built-in range and oven. A steal at \$25,500. Quick sale. Won't last, owner says sell 10% down.

Business Potential 78,000 sq. ft. fronting on Western Avenue; call for information.

Lots & Acreage 2 C-3 lots, \$10,000 each, will subordinate. Submit on down payment.

Several parcels of high or low desert land from \$250 to \$1200 per acre.

2 R-3 lots in Torrance, 56x231 each. Call for information.

Real Estate HOMES FOR SALE 90

FHA SPECIAL Sharp and clean! 2 bedrooms in Pico-Rivera. Very fine for rental, can buy for less than \$1000 down. A nice FHA or G.I. loan available. Let the tenant pay for it. Also will trade for Torrance property. Full price \$11,500.

BEST FOR KIDS Pretty 3 bedroom in lovely Southwest Park. Kids can walk to school. Double garage, hardwood floors, nice yard in block fence, wall to wall carpets, drapes. Owner transferred - must sell. Try anything reasonable for down payment. Price \$17,500.

AT THE BEACH Grand sweeping panoramic ocean view, from this exclusive Hollywood Riviera home. From here you can slip on a bathing suit and walk to modern and clean Torrance beach. Three minutes from Palos Verdes Country Club. Large 3 bedroom and den, with sliding glass doors and covered porch, facing beautiful back yard. Professional landscaped corner lot. 2 baths and modern built-in kitchen, beautiful fireplace and tastefully decorated interior. See it and you'll feel it. \$35,000 with terms to suit your own financial status.

MADRONA SQUARE \$104 per month, includes taxes and insurance, on this 1 1/2% G.I. loan. Features 3 bedrooms, with 1 1/2 baths, double garage, built-in range and oven, built-in vacuum cleaner, intercom, forced air heat. Lovely yard. Final terms on 1/2% down. Home alone 1400 sq. ft. Price \$30,950.

5 Houses 2 new, 2 bedroom houses, 2 new, 1 bedroom houses, and 1 older 3 bedroom house. On 80x180 lot, 2 new double garages. Real buy at \$47,500. Terms.

South Torrance Lovely 3 bedroom home in best location. Hardwood floors, wall to wall carpeting, fireplace, double garage. Priced \$17,950. Terms!

Lots of Room Large 3 bedroom, 1 1/2 bath home near Carson and Main, on 32x105 ft. lot. Wall to wall carpeting, custom drapes, walnut cabinets, large a/r conditions rooms, double garage. Real buy at \$26,500.

3 Bedroom - Den Large 3 bedroom and den with built-in range and oven, wall to wall carpet, drapes, natural cabinets, covered patio, double garage. Priced \$23,500.

5 Units-Lomita 3 2-bedroom, and 2 1-bedroom units in best Lomita location. On #2529 lot. Room for more units. This is property you'd be proud to own. Price \$41,000 with \$6000 down.

2 Bedroom Lovely 2 bedroom, near Carson and Main. Hardwood floors, large rooms, lots of tile. Real buy at \$12,950 with \$1500 down.

C-3 Lot on Carson 50x205' lot on Carson, near Vermont. Price \$16,500, terms.

LIST WITH US AND START PACKING CUSTOM REAL ESTATE & INVESTMENTS REALTORS 2166 TORRANCE BLVD. FA 8-1995 Evenings DA. 5-1398

★ SEE ★ OAK PARK ESTATES Ad On Page 15 \$495 MOVES YOU IN NO 2ND TRUST DEED Large 2 bedroom with hardwood floors, Bar-B-Q and patio, fenced yard. Only \$100 month.

Ready Realty 13701 Crenshaw OS 9-2533 \$250 DOWN FULL PRICE \$9250 ABSOLUTELY NO OTHER COST-MOVE IN TODAY A little paint and work to make this a lovely 2 bedroom home that has over 800 sq. ft. of features like tile, stucco construction, large kitchen, service porch, living and dining room combination, bath with shower over tub. Large lot 100x140 and many other features. For appointment to see, call FR 6-0477 DA 4-4995

FOR SALE OR LEASE \$10,700. 3 bedroom. Lease at \$85 month. If leased, will furnish water. Care for shrubs and flowers. Close to schools and Market. Good condition. Clean. 2707 S. PRIES AVE. WILMINGTON FR 9-8908

TORRANCE Gardens. By owner. 3 bedroom and den. Large covered patio. Wall to wall carpeting. Drapes. Close to market and schools. \$2700 down. 1014 Ariel Ave.

FRONTIER Realty FA 8-5470 1920 W. CARSON, TORRANCE FR 8-2234 2411 HAWTHORNE EVENINGS FA 8-5470

SAVE By buying a home \$500 will give you 1 1/2 bedroom and 1 1/2 bath home with fireplace, sliding glass doors, modern kitchen. Only \$109 per month. Call now.

FREDERICKS REALTORS 15929 So. Western DA 3-4060

TORRANCE Gardens. By owner. 3 bedroom and den. Large covered patio. Wall to wall carpeting. Drapes. Close to market and schools. \$2700 down. 1014 Ariel Ave.

FRONTIER REALTY 1920 W. CARSON, TORRANCE FR 8-2234 2411 HAWTHORNE EVENINGS FA 8-5470

FRONTIER REALTY 15929 So. Western DA 3-4060

Real Estate HOMES FOR SALE 90

B-B-Q PLAYROOM On a pretty tree shaded street in Torrance Gardens, 3 bedroom modern home, double garage, hardwood floors, and the kids will love the large BBQ fireplace in separate playroom off beautiful rear yard. Wall to wall carpets, drapes, dishwasher, venetian blinds, are all included in the low price of \$17,950.

SMALL DOWN PAYMENT Very, very small down payment will take this nice 2 bedroom and large den home on beautiful Acacia Ave. The much sought central Torrance area. Fireplace, hardwood floors, sliding glass door to patio, large hobby shop in rear next to garage. Note price, only \$15,500.

C-2 MONEY MAKER Prime commercial property on Coast Hwy. near Western. At a low and right price. Has 3 bedroom home rented which will help you pay for the lot. Rent while building to develop. \$12,000 with terms.

3 WAY BARGAIN Commercial lot with great potential. Can make money here. C-2 zone, just off Normandie. On and off ramps show in rear next to garage. Will develop this property. 45x140. Only \$7200.

MOUNTAIN LOT Choice mountain cabin type lot at Crestline. High in the Lake Arrowhead area. In excellent condition. 3 1/2 acre school. Only 2 hours from Los Angeles. Can sell on a easy terms or will carry over 7% paper with payments. Priced right at \$1600.

Lucky Market Bldg. Corner Torrance and Crenshaw 2507 Torrance Blvd. VERN KLINE HERMAN GRAY

"Open Daily 'til Dark" 5 Houses 2 new, 2 bedroom houses, 2 new, 1 bedroom houses, and 1 older 3 bedroom house. On 80x180 lot, 2 new double garages. Real buy at \$47,500. Terms.

R-3 Lot 75x100 ft. on Del Amo Blvd., just east of Crenshaw. Price \$4950. Terms.

Torrance Plaza Lovely 3 bedroom home in best location. Hardwood floors, wall to wall carpeting, fireplace, double garage. Priced \$17,950. Terms!

Kettler Knolls 2 bedroom home in good location. Hardwood floors, large kitchen, fenced yard. Price \$12,950 with \$2000 down.

9 Units 9 new income units on Carson Street. Hardwood floors, large refrigerators, carpeting, swimming pool. Priced \$75,000. Terms.

4 Units 4 2-bedroom units near 225th and Denker, with 4 garages. Income \$300 per month. Will take trade. Price \$29,000, terms.

Business & Income 6 beautiful income units on Carson-front unit could be used for business. Income \$450 per month. Price \$42,500. Terms.

New, New, New! Lovely 3 bedroom and family room, in best Harbor City location. Built-in range and oven, forced air heat, fireplace, wall to wall carpeting throughout. 3 car garage off alley. Price \$21,500 with \$2500 down.

2 BEDROOM Corner lot. Needs little work. 2 blocks from Little H i h School. Von's Market, shopping center and grade school. Asking \$12,300 with 10% down.

TORRANCE VIEW 3 bedroom, 1 1/2 bath, carpets, drapes, built-in range and oven, block to grade school. Near new Von's market. Excellent financing. Asking \$20,500 with \$4000 down.

DUPLEX On Park St. Waltera. Contractor built 3 of these spacious, 1 bedroom each, duplexes. 2 bedrooms, 3 car garage, completion, just 1 left, at \$22,500. Built-ins, carpets, lots of tile. Submit on down or trade.

CENTRAL REDONDO 3 bedroom, fireplace, extras. Large front yard, plus service porch. Level 60x150 lot. Asking \$12,300-10% down to a new loan.

We Need Listings Salespeople Wanted CALABRO REALTY Realtors 3673 Newton St. FR 5-1051 FR 5-4044 FR 5-4750 Eves. FR 8-1149

REAL ESTATE SALESMAN WANTED! EXPERIENCED OR NOT. LEADS FURNISHED. IMMEDIATE FLOOR